

Cross Property Agent Full 1 Page



MLS#:	4985125 Active	List Price:	\$11,999,999
Addr:	400 Corporate Court		
PO:	Valley Cottage	County:	Rockland County
City/Town:	Clarkstown	Zip:	10989-2033
Village:	None	Hamlet/Loc:	Valley Cottage

COM Type:	Industrial	Type:	Truck Terminal / Hub / Transit
Tran Type:	Sale	Complex:	Brega Transport
Bldg Size:	45,840	Levels:	2.00
		Sqft/Av Spc:	45,840
Lot Size:	16.9 Acres	Zoning:	LIO
Bus Name:	Brega Transport		
Bus Desc:	Transportation		

Recent: 07/11/2019 ::

Current Use:	Business, Office	Permit Use:	Business, Light Industrial, Mixed, Utility, Warehouse
Elevator:		Wkend Svc:	
Ceiling Height:	Sprinkler:	Yr Blt:	2009 / Actual
Elec Co:		Elec Amps:	
Parking:	Garage Parking, Lot Parking		

Tax ID#:	<u>392089.052.019-0001-001.000/0000</u>	Net Op Inc:		Tot Inc Yr:	
Tax:	\$176,814	Tax Year:	2019	Assmt:	\$1,206,100

Amenities:		Fuel:	Natural Gas
Includes:		Water:	Municipal
Excludes:		Sewer:	Municipal
Heat Zones/Type:	Forced Air	Gas Avail:	
A/C:	Central		
Garbage:			
Plumbing:			
Lot Description:	Level		

Public Remarks

Class A Bus & Truck Transportation Property! This property is improved with a 1 and 2 part bus dispatch and maintenance terminal, constructed circa 2009, containing 45,840+/-SF of gross building area which includes 16,560+/-SF of office space. It is situated on a site 16.90+/- acres and zoned LIO light industrial office and R-15 medium density residential districts. Bus terminal = 29,280+/-SF and office space = 16,560+/-SF. Office has 8' ceilings. Warehouse 22' perimeter to 44' at gable. 19 drive in doors. 21 roll up doors with 16' foot clearance. Central ac in office space only.

Agent Only Remarks

LB must accompany all showings. Must have a confirmed appointment.

Show Instr:	Must have confirmed appts. Contact LB
Access for Show:	Broker
Directions:	Executive Blvd to Corporate Way to Corp Ct

Appt Ph:	845-770-1205	Appt Ph 2:		DOM:	
Owner:	Rtb Properties LLC	Mod/Excl:	NONE	Org Price:	\$11,999,999
LA:	<u>(23550) Paul W. Adler</u>	LA Ph:	(917) 577-0497	List Dt:	07/11/2019
LA Email:	<u>paul.adler@randcommercial.com</u>			Agr Type:	ERS
LO:	<u>(RAND19) Rand Commercial</u>	LO Ph:	(845) 634-0540	Neg Thru:	Listing Agent
CLA:		CLA Ph:		CLA Email:	
CLO:		CLO Ph:		\$/SqFt:	\$261.78
SA:		BRA:	0%		
BA:	2%				

Prepared By: Paul W. Adler

Date Printed: 07/11/2019

Cross Property Agent Photo Gallery

MLS#: [4985125](#)

400 Corporate Court









MLS#: [4985125](#) Status: **Active**
 Addr: **400 Corporate Court**
 City/Town: **Clarkstown**
 COM Type: **Commercial** Type: **Industrial**
 Tran Type: **Sale** Zoning: **LIO**
 Tax ID#: [392089.052.019-0001-001.000/0000](#)
 Current Use: **Business, Office**
 Permitted Use: **Business, Light Industrial, Mixed, Utility, Warehouse**
 Heat: **Forced Air**
 Water: **Municipal**
 Plumbing:
 Parking: **Garage Parking, Lot Parking**
 Busns Desc: **Transportation**

Hamlet/Loc.: **Valley Cottage**
 PO: **Valley Cottage**
 Village: **None**
 Lot Size: **16.9 Acres**
 Levels: **2.00**
 Tax Year: **2019**
 Fuel: **Natural Gas**
 Sewer: **Municipal**
 Gas Avail:
 A/C: **Central**

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 Zip: **10989-2033**
 Bldg Size: **45,840**
 Sqft/Avl Spc: **45,840**
 Tax: **\$176,814**
 Yr Blt: **2009 / Actual**

Amenities:
Remarks:

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Directions: **Executive Blvd to Corporate Way to Corp Ct**

Owner: **Rtb Properties LLC**
 LA: [\(23550\) Paul W. Adler](#)
 LA Email: paul.adler@randcommercial.com
 LO: [\(RAND19\) Rand Commercial](#)
 CLA:
 CLA Email:
 CLO:
 SA:

BA: **2%**

Mod/Excl: **NONE**
 LA Ph: **(917) 577-0497**
 LO Ph: **(845) 634-0540**
 CLA Ph:
 CLO Ph:
 BRA: **0%**

DOM:
 Org Price: **\$11,999,999**
 List Dt: **07/11/2019**
 Agr Type: **ERS**
 Neg Thru: **Listing Agent**

Prepared By: Paul W. Adler

Date Printed: 07/11/2019